

**APPENDIX A
HISTORICAL RESOURCE ASSESSMENT**

**4603-4607 Union Bay Place NE
Seattle, Washington**

***Exposition Heights Tract A Unrecorded, Block A, Lot 5
243720-0026***

October 2015

This masonry-and-frame building was constructed in 1959 as an office and warehouse for a local entrepreneur, David Symington. It has been significantly altered by the replacement of the original window sash and overhead doors with vinyl sash. The building appears to have neither sufficient integrity nor the level of significance necessary to meet the standards for designation as a Seattle landmark. However, final determinations regarding landmark eligibility can be made only by the Seattle Landmarks Preservation Board.

Neighborhood Context

This building is located in the Exposition Heights plat, north of NE 45th Street, east of University Village and one block west of the Burke-Gilman Trail (see Attachment A, Vicinity Map). The area currently has primarily light industrial buildings, with some retail and service businesses; a Safeway parking lot is immediately adjacent.

When Exposition Heights was platted in 1907, Union Bay extended north of today's NE 45th Street, making this waterfront property. The bay and nearby forests were popular hunting and fishing areas for the Duwamish people. White settlement was minimal until 1887, when the Seattle, Lake Shore & Eastern Railroad was built, primarily serving logging camps and mills between Seattle, Bothell and Snoqualmie Falls. To take advantage of this line, Henry Yesler (with his nephew, James D. Lowman) established the Yesler Coal, Wood and Lumber Company mill on Union Bay in 1888. The location was ideal, as logs could be floated to the site and the cut lumber shipped by rail. To house mill workers, he platted the Town of Yesler, which

consisted of 12 blocks located between today's NE 41st and 45th streets. By 1892, the town had nearly 40 houses, a church and a school. The saw mill burned down in 1895, and was replaced by a shingle mill that burned down in the 1920s. However, light industries continued to take advantage of the railroad through the 1950s.

The Exposition Heights plat was filed by developers S. L. Crawford and Clayton Conover in 1907, shortly before the area was annexed by the City of Seattle in 1910. The opening of the Chittenden Locks in Ballard in 1916 significantly altered the landscape by lowering the level of Lake Washington by 9 feet. Union Bay, south of 45th Street, turned into a marsh, and people soon began using it as a garbage dump. Over the following decades, it became the city's largest landfill, holding an estimated 11 million cubic yards of trash.

Development occurred slowly and much of the area remained primarily industrial and agricultural. The 1930 Kroll map shows only a half dozen structures on the two blocks of Union Bay Place north of NE 45th Street. The land to the west was a large (38 acre) truck farm owned by Shigeru Ozawa. A 7-acre parcel north of the farm held a plant nursery. In 1939, the 45th Street viaduct was completed, connecting the Laurelhurst and Sand Point neighborhoods to the University of Washington on the west.

The years following World War II transformed the Union Bay vicinity, as the university expanded to accommodate an influx of students. In 1946, a family housing project, Union Bay Village, was built on the south side of NE 45th Street and the east side of Union Bay Place (now Mary Gates Memorial Drive NE). The former truck farm at the corner of 25th Avenue N.E. became University Village, one of the region's first large shopping centers, which opened in 1956.

Although housing and retail buildings were being built nearby, Union Bay Place retained its light industrial character. In the early 1960s, the major businesses were Symington (listed as dealer in tractors), Ravenna Lumber and Fuel, Bowman (a manufacturer of concrete products) and Northwest Millwork Company, as well as various auto repair shops and gas stations. The railroad line serving local industries continued until 1963. In 1971, the Burlington Northern Railroad petitioned to abandon the track, and the right of way was acquired by the City of Seattle and King County. A cycling and walking trail from Gasworks Park to Kenmore opened in 1978. The nearby landfill underwent a similar transformation; after its closure in 1971, it was converted to various public uses, including the Union Bay Natural Area, the university's Center for Urban Horticulture, and various parking and athletic facilities. In recent years, University Village has greatly expanded and multifamily housing has increased throughout the area.

Building History

This building, titled an "office and storage building for Symington of Seattle," was built in 1959 (permit #477675) at a cost of \$25,000. It was designed by Stanley W. Mar and the T. M. Carstens Company, Commercial and Industrial Consultants. The architect, Stanley

Mar (1930-2012), originally from California, was a decorated Marine Corps veteran of the Korean War. Following his military service, he earned a degree in architecture from the University of Washington and received his architectural license in 1957. He later formed a partnership with another Seattle architect, Noboru Hara (1934 -), specializing in commercial buildings. Mar worked until the late 1980s, and died in Seattle in 2012.

David Symington (1918-2013), the building owner, had served in the Pacific during World War II and, upon his return, entered the war surplus business. He owned several properties in the Union Bay area that he used for various business enterprises. One of his best-known business activities was the manufacture and sale of replacement parts for the U. S. Army's Weasel, a tracked vehicle that was manufactured by Studebaker during the war. Symington's company manufactured replacement parts for the government during the Korean War. He also sold a similar vehicle, the Canadian-built Bombardier Muskeg tractor. Symington owned properties elsewhere in the state as well, and developed a large residential community around Lake William Symington in Kitsap County.

This building appears to have been used for various office and storage uses since the 1960s. Symington retained ownership of this property until his death in 2013 at the age of 95. His estate sold it in 2014.

Building Description

This building is located on the west wide of Union Bay Place NE, a relatively unimproved street with a paved walkway but no curbs. The 9,000 square foot lot is also unimproved, with a narrow strip of weeds in front of the building, piles of rubble and more weeds in the rear, and a gravel parking lot on the northern half.

The building is rectangular in plan, measuring approximately 36 feet wide and 84 feet deep. It has two sections: a two-story wood frame office section in front (36 by 28 feet) and a one-story shop or warehouse section (36 by 56 feet) of concrete block construction in the rear. The flat built-up roof has a parapet and metal coping.

The two-story front section is clad with plywood coated with rough stucco. The east facade, facing the street, has two large replacement windows on the first story with vinyl picture windows above operable awning windows. The second story has four one-over-one windows, also with newer vinyl sash. The north elevation has two plain wood doors and a single vinyl sash window on the second story. Both elevations have several large light fixtures for security. The western wall, visible above the single-story portion of the building, has vertical board cladding and three aluminum sash windows.

The one-story rear section has a plain door and a one-over-one vinyl window toward the front. West of this are two pairs of new sliding windows with vinyl sash. The walls are concrete block except for the window bays, where unpainted plywood has recently been installed. The south wall, which spans both sections of the building, is concrete block with no openings. The rear (west) wall is also concrete block with no openings.

Alterations

In 1960, shortly after construction, the second story was remodeled with new partitions to form three offices and a conference room (permit #BN04296) . No additional building permits are on file. However, almost all of the windows have newer replacement sash of vinyl sash, in different configurations than the original sash. Recently, the original overhead doors on the north elevation were replaced with sliding vinyl windows and plywood cladding.

Sources

City of Seattle Department of Planning and Development, permit data.

King County Tax Assessor Records and Property Record Cards, 1959, 2015.

Nielsen, Roy. *UniverCity: The Story of the University District in Seattle*. Seattle: University Lions Foundation, 1986.

"Stanley W. Mar," Obituary, *Seattle Times*, July 12, 2012.

"David D. Symington," Obituary, *Seattle Times*, October 6, 2013.

Websites

www.pauldorpat.com

Seattle Now and Then: Union Bay Village 12/14/2013

www.historylink.org

Rochester, Junius, Seattle Neighborhoods--Laurelhurst, Historylink File #3345, accessed 10/1/2015.

www.transportation.army.mil/museum/transportation%20museum/weasel.htm

www.yeslerswamp.org

Directories and Maps

Baist's Atlas of Seattle, 1912

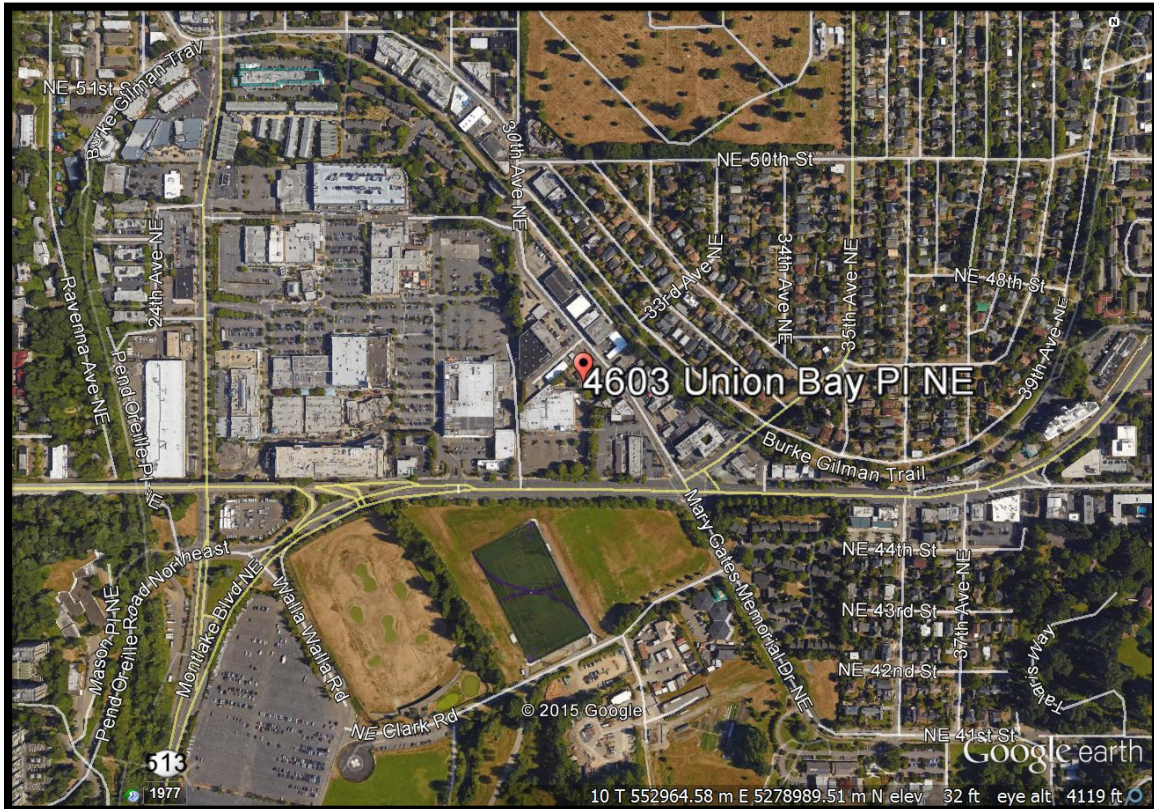
Kroll Atlas of Seattle, various years.

Polk Directory of Seattle, numerous years.

Sanborn Fire Insurance map, 1930

ATTACHMENT A

VICINITY MAP



The building is located at the east edge of University Village,
north of NE 45th Street.

ATTACHMENT B

PROPERTY RECORDS King County Tax Assessor Photographs



Photo B-1: Original photo (east and north elevations, 1960), showing original windows and overhead doors (and a tractor)

Photo B-2: King County Assessor, Property Record Card

ATTACHMENT C

CURRENT PHOTOGRAPHS, 2015



Photo C-1: Looking south along Union Bay Place NE toward NE 45th Street

Photos C-2,3: Looking north and northeast along Union Bay Place

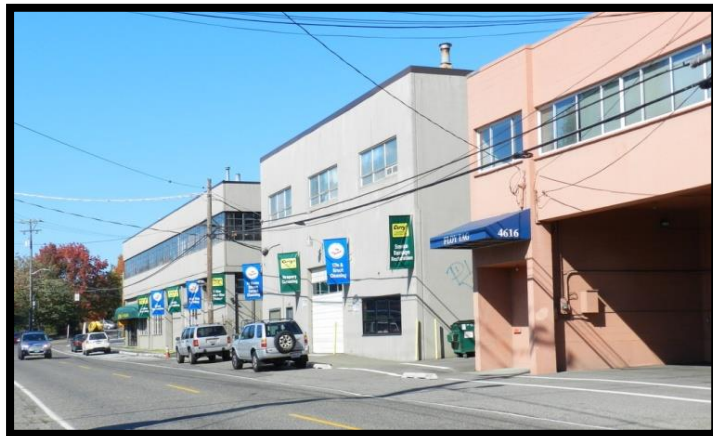




Photo C-4: East and north elevations

Photo C-5: Northeast corner





Photo C-6: North facade with new windows and cladding

Photo C-7: West elevation of the second story





Photo C-8: West elevation

Photo C-9: South elevation



